



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, AUGUST 10, 2004

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR CHARLES D. WESTON
VICE-CHAIR RALPH LYLE
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

WORKSHOP - 6:00 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

WORKSHOP - 6:00 P.M.

- 1) **2004 CITY COUNCIL GOAL REGARDING GOVERNANCE:** Presentation and discussion regarding the existing system of City Council committees and subcommittees and its advisory boards, commissions and task forces.

7:00 P.M. - REGULAR MEETING

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: July 27, 2004

OLD BUSINESS:

1. **ZONING AMENDMENT, ZA-04-04: CITY OF MORGAN HILL-CCR TEXT AMENDMENT:** Amendment to Title 18, Chapter 18.24 of the Morgan Hill Municipal Code establishing development standards for location of ground floor non-retail uses and limiting such uses to second story and above in buildings located on Monterey Rd. in the Downtown District.

Recommendation: Reopen Public Hearing/Adopt Resolution No. 04-76, with recommendation to forward item to the City Council for approval.

2. **ZONING AMENDMENT, ZA-04-07: DIGITAL-VENTURE PROFESSIONAL CENTER:** A request for approval of a zoning amendment application to modify the list of permitted uses for an approximate 9.4-acre area in the Morgan Hill Ranch Business Park to allow for medical/dental and general office uses. The subject site is currently zoned Planned Unit Development (PUD), Research & Development/Manufacturing, and is located west of Butterfield Boulevard within the Digital Drive loop. Approximately half of the site is currently developed with light industrial buildings. The remaining portion of the site is proposed for development of a 39,140-sf medical/dental office building and a 21,878-sf office building. (APNs 726-25-048 thru -058)

Recommendation: Reopen Public Hearing/ Recommend Approval of Mitigated Negative Declaration/Should Commission recommend approval of the request, Adopt Resolution No. 04-68, with recommendation to forward request to the City Council for approval.

PLANNING COMMISSION AGENDA

AUGUST 10, 2004

PAGE 3

3. **USE PERMIT, UP-04-08: E. DUNNE-CINGULAR WIRELESS:** A request for a use permit to allow the installation of a forty (40') ft. tall, twelve (12") inch diameter telecommunications facility, disguised as a flag pole, and an accessory equipment structure at the Santa Clara County Fire District station at 2100 E. Dunne Avenue. The site is approximately 0.29 acres in size and is located in the Public Facilities (PF) zoning district. (APN 817-61-024)

Recommendation: Reopen Public Hearing/Adopt Resolution No. 04-77, approving request.

NEW BUSINESS:

4. **USE PERMIT, UP-04-04: W. MAIN-CINGULAR WIRELESS/METRO PCS:** A request for a conditional use permit to co-locate a cellular antenna site on an existing Pacific Gas and Electric transmission tower located approximately 290 feet south of the West Main Avenue and Crest Avenue intersection in the Multi-Family Medium (R-3) zoning district. (APN 767-04-009)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-78, approving request.

5. **GENERAL PLAN AMENDMENT, GPA-04-04/ZONING AMENDMENT, ZA-04-10: MONTEREY-MORGAN HILL MEDICAL:** A request to amend the general plan land use designation and zoning designation on a 2.9 acre parcel located on the west side of Monterey Rd., 350 ft. north of Cosmo Ave. The current land use designation is non-retail commercial. The requested land use designation is Commercial and the requested zoning is General Commercial. (APN 767-17-046)

Recommendation: Open Public Hearing/Table.

6. **GENERAL PLAN AMENDMENT, GPA-04-03/ZONING AMENDMENT, ZA-04-09: BUTTERFIELD-SOUTH VALLEY DEVELOPERS:** A request for approval to amend the General Plan and Zoning designations of an approximate 15.8-acre area within the Morgan Hill Ranch Business Park to Multi-family Medium and PUD (R3), respectively. The current General Plan and Zoning designations are Industrial and PUD (R&D/Manufacturing). The subject site is located at the southeast corner of Monterey Road and Cochrane Road. (APNs 726-25-076 & -077)

Recommendation: Open Public Hearing/Recommend Approval of Mitigated Negative Declaration/ Should Commission recommend approval of the request, adopt Resolution Nos. 04-81 (general plan amendment) and 04-82 (zoning amendment), with recommendation to forward requests to the City Council for approval.

7. **GENERAL PLAN AMENDMENT, GPA-04-05/ZONING AMENDMENT, ZA-04-11: COCHRANE-TBI:** A request for approval to amend the General Plan and Zoning designations of an approximate 7.72-acre area within the Madrone Business Park to Commercial and PUD, respectively. The current General Plan and Zoning designations are Industrial and ML, Light Industrial. The subject site is located at the northwest corner of Cochrane Road and Madrone Parkway. (APN 726-33-028)

PLANNING COMMISSION AGENDA

AUGUST 10, 2004

PAGE 4

Recommendation: Open Public Hearing/Recommend Approval of Mitigated Negative Declaration/ Should Commission recommend approval of the request, adopt Resolution Nos. 04-83 (general plan amendment) and 04-84 (zoning amendment), with recommendation to forward requests to the City Council for approval.

OTHER BUSINESS:

8. **COMMENTS FOR BULLET TRAIN ENVIRONMENTAL IMPACT REPORT (EIR):**
Review and provide comments of staff's analysis of the Draft Environmental Impact Report for the proposed high-speed bullet train. Staff is seeking the commission's comments to forward to the California High-Speed Rail Authority. Additionally, staff is seeking comments regarding potential routes, stations, and other potential impacts to the City.

Recommendation: Discussion.

9. **PLANNING COMMISSION SUBCOMMITTEE FOR WALNUT GROVE PUD PROCESS (AUTOMOTIVE DISTRICT PROJECT):** Appoint a subcommittee to assist the Morgan Hill Redevelopment Agency staff in their land-use planning effort to establish a precise development plan and development guidelines that may allow additional automotive sales dealerships at the north-west quadrant of U.S. Highway 101 and East Dunne Avenue.

Recommendation: Appoint two members of the Planning Commission to serve as a subcommittee to guide a community outreach and public input process, and create design parameters from which a specific plan for an automotive district can be developed.

UPCOMING WORKSHOPS:

August 31, 2004: - Traffic Study and Street Standards Workshop

September 8, 2004: - Joint City Council/Planning Commission/ARB Workshop - ARB Handbook

TENTATIVE UPCOMING AGENDA ITEMS FOR THE SEPTEMBER 14, 2004 MEETING:

- **ZA-04-02: Cochrane-Assisted Living Center/ PUD Review**
- **ANX-04-01: Cochrane-Borello III**
- **ZA-04-06: Cochrane-Borello III**
- **ZA-04-12: Cochrane-DiNapoli/Browman**
- **UP-04-04-09: Joleen-Metro PCS**
- **UPA-95-01: W. Third-AT&T Wireless (Mobilenet)**
- **ZAA-03-13: City of M.H.-Attached Housing Zoning Text Amendment**
- **UPA-95-05: Vineyard-AT&T Wireless (Nextel)**
- **DA-04-03: Dewitt-Latala (Plambaeck)**

PLANNING COMMISSION AGENDA

AUGUST 10, 2004

PAGE 5

CITY COUNCIL REPORTS

ADJOURNMENTS

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.